

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
of the  
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
Held at 5:00 PM Thursday, February 14, 2013  
437 SW 4<sup>th</sup> Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

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**Item 1. Roll Call**

The meeting was called to order and the following Board members were present:

Chair, James Camp III

Dr. Nicholas Tranakas

Shirley Carson

Maria Freeman (arrived at 5:24 P.M.)

**Absent:** Robert Kelley, Vice Chair (schedule conflict)

**Staff:**

Michael Tadros, CFO

**Guest:**

None

**Item 2. Review and Approval of the February 14, 2013 Regular Meeting Agenda**

The Agenda was reviewed and two items (resolution 13-02 & 13-03 were added to new business). Commissioner Tranakas moved approval; Commissioner Carson seconded. All voted in the affirmative.

**Item 3. Review and Approval of the January 10, 2013 Regular Meeting Minutes**

The Minutes were reviewed and no corrections or changes noted. Commissioner Carson moved approval; Commissioner Tranakas seconded. All voted in the affirmative.

**Item 4. SECRETARY'S REPORT**

**1. RESOLUTION 13-01**

**Write-off of Collection Losses for F/Y 2012**

**Attachment 1** was a summary of the HACFL'S write-off of collection losses for fiscal year end December 31, 2012. Board approval of write-off is required for the audit.

The E.D. reviewed this item with the Board, responded to questions and recommended that the Board adopt **Resolution 13-01** approving the write-off of collection losses for FYE December 31, 2012.

Commissioner Tranakas moved the approval of Resolution 13-01; Commissioner Carson seconded. All voted in the affirmative.

**2. Un-audited Financial Statements for FYE 12/31/2012**

Copies of the FYE 12/31/2012 financial statements for the following programs were included as **Attachment 2**:

- Public Housing (Suncrest Court, Sailboat Bend Apts, Sunnyreach Acres)
- Section 8 Program (HCV)
- Affordable Housing
- Central Office

The E.D. & Mike Tadros, CFO, reviewed each program with the Board.

**3. Approval of HACFL Operating Budget for 2013**

**Attachment 3** was a copy of the operating budget for 2013. The E.D. and Mike Tadros, CFO, reviewed the various areas of the major public housing programs with the Board and requested a motion to approve the budgets for the following:

- Public Housing - Suncrest Court, Sailboat Bend, Sunnyreach Acres
- Section 8 Housing Choice Voucher
- Affordable Housing
- Central Office

Commissioner Tranakas moved the motion to approve the 2013 budgets as presented; Commissioner Carson seconded. All voted in the affirmative.

**4. Executive Director's 2012 Expense Summary**

**Attachment 4** was a copy of the E.D.'s expense summary for 2012. The Chair reviewed this item with the Board and requested a motion to approve.

Commissioner Tranakas move the motion to approve; Commissioner Carson seconded. All voted in the affirmative.

**5. Executive Director's Annual Performance Review**

The E.D.'s annual performance review was due January 1, 2013. Questionnaires were sent to the Commissioners prior to the Board meeting.

The Chair reviewed the completed questionnaires, E.D. accomplishments (2012) and salary comparisons with the Board. After discussion and input from the Commissioners, the recommendation was to increase the Executive Director's compensation by 5%; 3% salary increase and a 2% pension contribution increase.

Commissioner Tranakas moved the motion to approve the recommended annual evaluation salary increase of 3% and pension contribution increase of 2% on the condition that the pension increase will not violate Company policy; Commissioner Carson seconded. All voted in the affirmative. Salary Increase to be paid retroactive to anniversary date of January 01, 2013. The ED's employment contract will be revised and presented at the next Board meeting for discussion.

**6. Development Updates**

The E.D. provided the following development updates:

- Closing Financials for Northwest Gardens II & IV to take place 02/15/13
- Minor Clean up on Northwest Gardens I & III underway
- Dr. Kennedy Homes - all CO completed.

**Item Five: NEW BUSINESS**

**1. Resolution 13-02**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE RATIFYING AND APPROVING THE ENTERING INTO OF CERTAIN AGREEMENTS AND AUTHORIZING CERTAIN ACTIONS RELATED TO THE DEVELOPMENT OF ITS NORTHWEST GARDENS II AND IV PROJECTS.

The E.D. presented this resolution for review and approval.

Commissioner Tranakas moved the approval of resolution 13-02; Commissioner Carson seconded. All voted in the affirmative.

**2. Resolution 13-03**

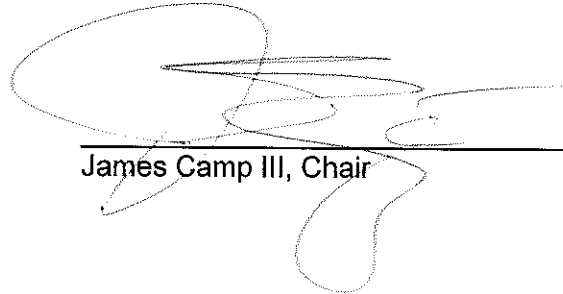
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE CONCERNING AUTHORITY LOANS TO THE NORTHWEST GARDENS II, NORTHWEST GARDENS IV AND SAILBOAT BEND PROJECTS.

The E.D. presented this resolution for review and approval.

Commissioner Tranakas moved the approval of resolution 13-03; Commissioner Carson seconded. All voted in the affirmative.

**Item 6. Adjournment**

There being no further discussion, the meeting was adjourned.



James Camp III, Chair

ATTEST:



Tam A. English  
Executive Director/CEO/Secretary